

John A. Higgins and Josephine M. Higgins
 of 7 Barnet Avenue, Waterville, Maine 04901
~~XXXXXX~~ for consideration paid,
 grant to

Stewart R. Horner and Cynthia L. Horner
 of 11 Lowell Street, Waterville, Maine 04901
 with warranty covenants, as joint tenants, the land in Kennebec
 County, State of Maine, described as follows:

009377

TRANSFER
 TAX
 PAID

SEE EXHIBIT A ATTACHED HERETO AND MADE A PART HEREOF

~~XXXXXX~~ and ~~XXXXXX~~ all rights by deed and all other rights.

~~XXXXXX~~ of said grantor,

Y-3562

Witness our hands and seals this 12th day of May 19 89

R. E. York

R. E. York

John A. Higgins

John A. Higgins

Josephine M. Higgins

Josephine M. Higgins

The State of Maine Kennebec

ss. May 12th 1989

Then personally appeared the above named John A. Higgins and Josephine M. Higgins

and acknowledged the foregoing instrument to be their free act and deed,

Before me,

Robert E. York

Justice of the Peace - Attorney at Law - Notary Public

SEAL

EXHIBIT A

A certain lot or parcel of land situated in Waterville, County of Kennebec and State of Maine, with the buildings thereon, bounded and described as follows, to wit:

Beginning at a point on the northerly line of Barnet Avenue, two hundred forty (240) feet, more or less, westerly from the intersection of said Barnet Avenue and Cool Street (as shown on a new plan of Green Acres, Inc. to be recorded in Kennebec County Registry of Deeds); thence westerly along said northerly line of Barnet Avenue one hundred (100) feet, more or less, to the intersection of said Barnet Avenue and proposed Fairview Street; thence northerly along the easterly line of said proposed Fairview Street one hundred thirty-one and ten hundredths (131.10) feet, more or less, to an iron pin; thence easterly at right angles one hundred (100) feet, more or less, to an iron pin; thence southerly at right angles one hundred thirty-one and ten hundredths (131.10) feet, more or less, to the point begun at.

Subject, however, to the following restrictions which will be binding upon the said grantees and all persons claiming or holding under or through said grantees.

1. That said land shall be used only for residential purposes and not more than one residence and the outbuildings thereof, such as a garage, shall be allowed to occupy said land or any part thereof, at any one time, nor shall said lots be subdivided or sold or leased in parcels, nor shall any buildings at any time situate on said land be used for business or manufacturing purposes; that no outbuildings shall be occupied as a residence prior to the construction of the main building.

2. That no house for more than one family and costing less than ten thousand (\$10,000.00) dollars shall be built on said land, and no building, including garages shall be erected or placed on any part of said land within thirty (30) feet of said Barnet Avenue, and within ten (10) feet from any boundary line.

3. That no placards or advertising signs, other than such as relate to the sale or leasing of said lots, shall be erected or maintained on said lots or any building thereon.

4. That no fences or construction of any kind, other than a dwelling shall, at any time, be erected in any position to interfere with the view from residences on adjoining lots.

5. That no cows, horses, goats, swine, hens or dog kennels shall, at any time, be kept or maintained on said lots, or in any buildings thereon

6. That if the owner of two or more contiguous lots purchased from Green Acres, Inc. desires to improve said lots as one lot, that insofar as such contiguous lots are concerned, the foregoing covenants or restrictions shall be construed as applying to a single lot.

7. Said lots are conveyed with the foregoing restrictions which are conditions of the conveyance affixed to and running with the land.

For source of title, reference may be had to deed from Robert J. Bombardier and Ann E. Bombardier to John A. Higgins and Josephine M. Higgins dated October 19, 1982 and recorded in the Kennebec County Registry of Deeds in Book 2516 at Page 64.

RECEIVED KENNEBEC SS.

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